

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 Garwain Parade, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$3,700,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	40 Diamond Av GLEN WAVERLEY 3150	\$3,750,000	11/07/2025
2	29 Guinevere Pde GLEN WAVERLEY 3150	\$3,450,000	04/06/2025
3	45 Wilson Rd GLEN WAVERLEY 3150	\$3,300,000	09/05/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/07/2025 15:09



 5  5  2

**Property Type:** House (Res)  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,700,000  
**Median House Price**  
Year ending June 2025: \$1,700,000

## Comparable Properties

40 Diamond Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

**Price:** \$3,750,000  
**Method:**  
**Date:** 11/07/2025  
**Property Type:** House



29 Guinevere Pde GLEN WAVERLEY 3150 (REI)

Agent Comments

 6  5  2

**Price:** \$3,450,000  
**Method:** Private Sale  
**Date:** 04/06/2025  
**Property Type:** House  
**Land Size:** 650 sqm approx



45 Wilson Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  5  2

**Price:** \$3,300,000  
**Method:** Sold Before Auction  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 735 sqm approx